

IN RE: PETITION FOR ZONING VARIANCE • BEFORE THE  
NE/S Reisterstown Rd., 121.5' • DEPUTY ZONING COMMISSIONER  
NW of Pleasant Hill Road • OF BALTIMORE COUNTY  
11005 - 11011 Reisterstown Rd. • 4th Election District  
3rd Councilmatic District • Case No. 89-351-A  
Pleasant Hill T-IV Ltd. Part •  
Petitioners •

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a front yard setback 8 feet in lieu of the required 35 feet for a proposed three-story office building in accordance with Petitioner's Exhibit 1.

The Petitioners, by Timothy R. J. in, Principal with Zink Properties, Inc., General Partner, appeared, testified and was represented by Richard A. Reid, Esquire. Also appearing on behalf of the Petition was Timothy Madden, Certified Planner and Registered Landscape Architect with Kilde Consultants, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 11005 through 11011 Reisterstown Road, consists of 4.63 acres more or less zoned O-2. Testimony indicated that in July, 1988 Petitioner filed a Petition for Special Exception to construct a Class B office building on the site which at that time was zoned R.O. Said Petition was assigned Case No. 89-134-X. Testimony indicated that the plans presented in the instant Petition are one and the same as those submitted in Case No. 89-134-X. Mr. Hearn testified that the design and location of the proposed office building, which have necessitated the variance requested herein, were specifically determined by taking into consideration the concerns and requests of the adjoining property owners on both side and County Review Group comments. The location of the subject building, which is 8 feet

from the street right-of-way, was determined so that parking for the subject project would be to the rear of the building and the front of the building would be in keeping with the average setback of other buildings in the vicinity along Reisterstown Road. Petitioners noted that under the previous zoning classification of R.O., the project met the setback requirements of the zoning regulations. Subsequent to the development plan being approved by C.R.G. and adjoining property owners, the County Council adopted new zoning maps as part of the comprehensive rezoning process wherein the subject property was reclassified O-2. Therefore, the special exception previously applied for in Case No. 89-134-X for a Class B office building was no longer necessary; however, the proposed improvements required a variance from front yard setback requirements as the requirements for a Class B office building in an O-2 zone are 35 feet.

Mr. Madden testified in detail as to the benefit to the community the proposed location will provide in lieu of strict compliance with the O-2 setback requirements. While the office building proposed consists of three stories, the lay of the land and design of the building gives it the appearance of being a two-story office building from the front of Reisterstown Road. Mr. Madden further testified as to the preference of the proposed location due to the grading of the site. Testimony indicated that the design as proposed by Petitioner meets a more aesthetically pleasing appearance from Reisterstown Road by the screening of the parking area to the rear.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of March 1989 that the Petition for Zoning Variance to permit a front yard setback 8 feet in lieu of the required 35 feet for a proposed three-story office building in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be respon-

sible for returning, said property to its original condition.

2) Petitioners shall comply with all of the requirements as set forth in the Zoning Plans Advisory Committee comments submitted hereto, including, but not limited to, Bureau of Water Quality and Resource Management and State Highway Administration comments, attached hereto and made a part hereof.

3) Prior to the issuance of any building permits, Petitioners shall submit for approval by the Baltimore County Landscape Planner a landscape plan which complies with the Baltimore County Landscaping Manual and at a minimum provides the screening set forth in Petitioner's Exhibit 1. A copy of the approved landscape plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.

4) Trash areas shall be appropriately screened with fencing and landscaping.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 205.4.C.2.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To permit a setback from the street line of 8 feet instead of the required 35 feet because of undue hardship and practical difficulty for the reasons set forth in the attached Memorandum.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s): Pleasant Hill T - IV  
Limited Partnerships, Zink Properties  
Incorporated, General Partner.  
(Type or Print Name)  
Signature  
By: Thomas F. Zink, Jr., President  
(Type or Print Name)

Attorney for Petitioner:  
Richard A. Reid, Esq.  
(Type or Print Name)  
Signature  
Address  
City and State

22 W. Allegheny Ave., (301) 296-1200  
Address  
Townson, Maryland 21204  
City and State

Signature  
Address  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Thomas F. Zink, Jr.  
Name  
22 W. Allegheny Ave., (301) 296-1200  
Address  
Townson, Maryland 21204  
City and State

Attorney's Telephone No.: (301) 823-1800  
Address  
Townson, Maryland 21204  
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of March, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 3rd day of March, 1989, at 2:00 o'clock P.M.

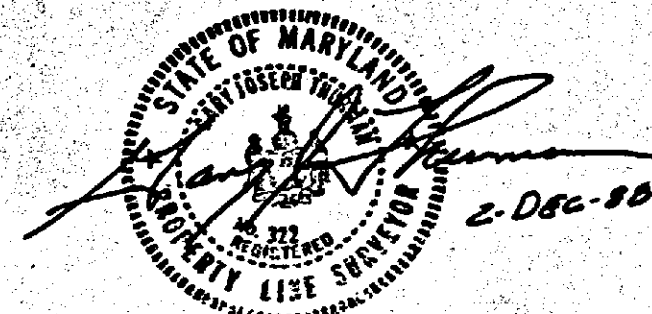
J. Robert Hines  
Zoning Commissioner of Baltimore County.

DESCRIPTION  
Portion of Properties Known As  
11005, 11007, 11009 & 11011 Reisterstown Road  
Election District 4 Baltimore County, Maryland

The description is for a yard variance for a Class "B" Office Building in an "O-2" zone.

BEGINNING for the same on the northeast side of Reisterstown Road, said point of beginning being N 43°06'21" W 121.5'± from the point of intersection of the northwest right of way line of Pleasant Hill Road with the northeast right of way line of Reisterstown Road, thence binding on the said northeast side of Reisterstown Road (1) N 43°06'21" W 369.21', thence leaving the said northeast side of Reisterstown Road (2) N 47°39'07" E 222.00'± to a point, thence in a southeasterly direction and parallel to the said center line of Reisterstown Road (3) S 43°06'21" E 354.73'± to intersect the southeast property line of the tract; thence binding on said line S 43°54'58" W 222.28'± to the place of beginning.

BEING a portion of 11005, 11007, 11009 & 11011 Reisterstown Road and containing 1.8446 acres of land, more or less 80,349 square feet, more or less.



37864  
RAR/plm  
01-25-89

RE: PETITION FOR ZONING VARIANCE • BEFORE THE ZONING  
NE/S Reisterstown Rd., 121.5' • COMMISSIONER OF  
NW Pleasant Hill Road, 121.5' • BALTIMORE COUNTY  
4th Election District •  
3rd Councilmatic District •  
Thomas F. Zink, Jr., President • CASE NO. \_\_\_\_\_

#### MEMORANDUM IN SUPPORT OF PETITION FOR ZONING VARIANCE

On July 21, 1988, Petitioner filed an application for a special exception to construct a Class B Office Building in an RO zone located at 11005 - 11011 Reisterstown Road in Owings Mills, Case No. 89-134-X. The plans for the Class B Office Building were given CRG approval on August 11, 1988. The plans for the office building were also reviewed by the Zoning Plans Advisory Committee and its comments were transmitted to the Petitioner by letter dated October 3, 1988 signed by James H. Dyer, Chairman of that Committee. Consequently, the location of the building on the site was given at least tacit approval by the County Review Group and the Zoning Plans Advisory Committee.

Since such review, however, the County Council has adopted a new map as part of the Comprehensive Rezoning Process which zones the subject property O-2. Such zoning removes the need for a special exception to construct a Class B Office Building on the site but imposes a front-yard setback of 35 feet which was not required in the RO zone.

Accordingly, to build the building on the site in the location reviewed and approved by the County Review Group and

the Zoning Advisory Committee, Petitioner now needs a variance to the front-yard setback requirement to permit a front yard of 8 feet in lieu of the required 35 feet. A request for such a variance is submitted herewith.

It is requested that all material previously submitted in connection with Case No. 89-134-X and the Revision thereto (requesting a zoning variance) be considered in connection with this application.

Respectfully submitted,

Richard A. Reid  
Suite 600  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204-4575  
(301) 823-1800

Attorney for Petitioner

#### CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 25th day of Jan. 1989, a copy of the foregoing Memorandum in Support of Revision to Application for Special Exception was hand delivered to Phyllis Cole Friedman, People's Counsel for Baltimore County, Peter Max Zimmerman, Deputy People's Counsel, Room 304, County Office Building, Towson, Maryland 21204.

Richard A. Reid



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-5553

J. Robert Haines  
Zoning Commissioner

March 13, 1989

Richard A. Reid, Esquire  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
NE/S Reisterstown Road, 121.5' +/- NW of Pleasant Hill Road  
(11005 through 110011 Reisterstown Road)  
4th Election District - 3rd Councilmanic, strict  
Pleasant Hill I-IV Ltd. Part. - Petitioner  
Case No. 89-351-A

Dear Mr. Reid:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

*Ann M. Nastarowicz*

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

cc: Mr. Timothy Madden  
Kidd Consultants, Inc.  
1020 Cromwell Bridge Road, Towson, Md. 21204

People's Counsel

File



Dennis F. Rasmussen  
County Executive

NOTE TO ACCOMPANY SITE PLANS FOR COMMENTS ON ITEM #322

Site plan for a petition for yard variance for Pleasant Hill Professional Center.

This plan has been previously processed through the Zoning Advisory Committee for a Special Exception. Due to changes in zoning classification, the Special Exception is no longer required; however, a variance for front yard setback will be required. Since the plan has already been processed and the variance is unlikely to create any difficulties with your department, the petition is being scheduled.

*John L. Lewis*  
JOHN L. LEWIS  
per James E. Dyer

scj

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 17, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb 16, 1989.

THE JEFFERSONIAN

*S. Zate Orlan*

PO 09753  
reg M25252  
price \$39.40

RECEIVED OF BALTIMORE COUNTY  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property located in the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on the following:  
Petitioner: Pleasant Hill I-IV Limited Partnership  
Case No. 89-351-A  
Date: March 13, 1989 at 2:00 p.m.  
Variance to permit a setback from the street line of 8 feet instead of the required 35 feet because of undue hardship and practical difficulty.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
02/25/89 Feb 16

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th  
Posted for: Variance  
Petitioner: Pleasant Hill I-IV Limited Partnership  
Location of property: NE side of Reisterstown Road, 121.5' +/- NW of Pleasant Hill Road  
Location of Sign: NE side of Reisterstown Road in front of subject property  
Remarks: 19.000000  
Posted by: J. Dyer  
Date of return: 2-17-89  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 065727  
DATE: 3/3/89 ACCOUNT: R-01-615-000  
AMOUNT: \$ 109.50  
RECEIVED FROM: Pleasant Hill Ltd. Part.  
PAID 3/3/89 89-351-A  
\$ 114.000000 1055000 50348

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 106, 111 W. Chesapeake Avenue, Towson, Maryland 21204, 15 minutes before the hearing.

Please be advised that \$109.50 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. It is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

post set(s), there each set not

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-5553

J. Robert Haines  
Zoning Commissioner

February 3, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 89-351-A  
NE/S Reisterstown Rd., 121.5' +/- NW Pleasant Hill Road  
4th Election District - 3rd Councilmanic  
Petitioner(s): Pleasant Hill I-IV Limited Partnership  
HEARING SCHEDULED: FRIDAY, MARCH 3, 1989 at 2:00 p.m.

Variance to permit a setback from the street line of 8 feet instead of the required 35 feet because of undue hardship and practical difficulty.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: Pleasant Hill I - IV Ltd. Part.  
Richard A. Reid, Esq.  
File



Dennis F. Rasmussen  
County Executive

ROYSTON, MUELLER, McLEAN & REID  
ATTORNEYS AT LAW

102 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4575  
(301) 823-1900  
TELECOPIER FAX (301) 828-7899

OF COUNSEL  
CARROLL W. ROYSTON  
H. ANTHONY MUELLER  
JOHN L. ASKEW

January 27, 1989

VIA HAND DELIVERY

Mr. John L. Lewis  
Planning & Zoning Associate III  
Office of Planning and Zoning  
Room 406 - County Courthouse  
401 Bosley Avenue  
Towson, Maryland 21204

RE: NE Side of Reisterstown Road, 121.5' N of Pleasant Hill Road, Fourth Election District  
Pleasant Hill Professional Center

Dear Mr. Lewis:

In accordance with our telephone conversation of this date, I enclose herewith three copies of the description in the above-entitled matter and our check in the amount of \$100.00 made payable to Baltimore County, Maryland.

Again, thank you for your assistance and cooperation in this matter.

Very truly yours,

*Richard A. Reid*  
Richard A. Reid

RAR/plm  
Enclosure  
3796d

ROYSTON, MUELLER, McLEAN & REID  
ATTORNEYS AT LAW

102 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4575  
(301) 823-1900  
TELECOPIER FAX (301) 828-7899

OF COUNSEL  
CARROLL W. ROYSTON  
H. ANTHONY MUELLER  
JOHN L. ASKEW

January 25, 1989

Hand Delivered

Mr. John L. Lewis, Planning & Zoning Assoc. III  
Office of Planning and Zoning  
Towson, Maryland 21204

Re: Case #89-134-X, Item #27  
NE side Reisterstown Road, 121.5' N Pleasant Hill Road  
4th Election District  
Pleasant Hill Professional Center

Dear Mr. Lewis:

In accordance with the matters discussed at our meeting on January 19, which was also attended by Mr. Kellman and for a time, Mr. Dyer, I enclose herewith 10 copies of revised elevation drawings showing the height of the proposed building from the closest point at its exterior grade to be 34 feet. The measurement is made in accordance with the requirements of Section 101, Baltimore County Zoning Regulations (1987 Edition), as amended by Bill 151-88. A copy of that section is enclosed. Accordingly, the building remains a Class B Office Building as set forth in the Petition, and we have now responded to all the comments set forth in your letter of January 5, 1989.

I am also enclosing 3 copies of an amended "Petition for Zoning Variance" and Memorandum in support thereof. This is being submitted in accordance with Mr. Dyer's request so that Case No. 89-134-X may be closed and a new number be given to this matter. This submission is based upon the assurance that a review of matters previously submitted will not be required and that it will not delay a hearing on this matter. As previous correspondence

ROYSTON, MUELLER, McLEAN & REID

Mr. John L. Lewis, Planning & Zoning Assoc. III  
January 25, 1989  
Page 2.

will indicate, my client is most anxious to have this matter assigned for hearing at the earliest possible date.

Very truly yours,

*Richard A. Reid*  
Richard A. Reid

RAR/mep

Enclosures

#0316M

cc James Dyer, Zoning Supervisor  
Phyllis Cole Friedman, People's Counsel  
for Baltimore County  
Peter Max Zimmerman, Deputy People's Counsel







3027d  
RAR/plm  
02-16-89

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

\* PLEASANT HILL I - IV  
LIMITED PARTNERSHIPS  
\*  
CASE NO. 89-351-A \* NES Reisterstown Road  
\* 121.5'± NW Pleasant Hill Road  
\* 4th Election District  
\* RE: Petition for Variance  
\* \* \* \* \*

AFFIDAVIT OF COMPLIANCE

I, D. Elaine Sauer, hereby certify under the penalties of perjury that:

1. I am a competent person over 18 years of age.
2. I am not a party to this action.
3. On the 16th day of February, 1989, at approximately 12:14 p.m., I personally served a copy of the attached SUBPOENA DUCES TECUM in the above-entitled matter on a person who identified himself to me as Gary L. Kerns, Chief, Current Planning at Room 107, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*D. Elaine Sauer*  
D. Elaine Sauer

ROYSTON, MUELLER,  
MCLEAN & REID  
SUITE 600  
102 W. PENN. AVE.  
TOWSON, MARYLAND  
21204-4575  
823-1800

RECEIVED  
COUNTY BOARD OF APPEALS  
FEB 16 PM 4:30

3843d  
RAR/plm  
01-13-89

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

\* PLEASANT HILL I - IV  
LIMITED PARTNERSHIPS  
\*  
CASE NO. 89-351-A \* NES Reisterstown Road  
\* 121.5'± NW Pleasant Hill Road  
\* 4th Election District  
\* RE: Petition for Variance  
\* \* \* \* \*

SUBPOENA DUCES TECUM

Gentlemen:

Please issue a Subpoena Duces Tecum and make same returnable to Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, at 2:00 p.m. on Friday, March 3, 1989, to:


Gary L. Kerns  
Chief, Current Planning  
Room 107 - County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

commanding him to appear at a hearing in the above-entitled matter and to bring with him CRG file #88-120 - Pleasant Hill Professional Center, Reisterstown Road and be prepared to testify with respect thereto.

*Richard A. Reid*  
Richard A. Reid  
Suite 600  
102 West Pennsylvania Avenue  
Towson, Maryland 21204-4575  
(301)823-1800

Attorney for Pleasant Hill I - IV  
Limited Partnerships

ROYSTON, MUELLER,  
MCLEAN & REID  
SUITE 600  
102 W. PENN. AVE.  
TOWSON, MARYLAND  
21204-4575  
823-1800

*Supreme Court*  


3864d  
RAR/plm  
03-02-89

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

\* PLEASANT HILL I - IV  
LIMITED PARTNERSHIPS  
\*  
CASE NO. 89-351-A \* NES Reisterstown Road  
\* 121.5'± NW Pleasant Hill Road  
\* 4th Election District  
\* RE: Petition for Variance  
\* \* \* \* \*

SUBPOENA DUCES TECUM

Gentlemen:

Please issue a Subpoena Duces Tecum and make same returnable to Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, at 2:00 p.m. on Friday, March 3, 1989, to:

J. Robert Haines, Zoning Commissioner  
Office of Planning and Zoning  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

commanding him to appear at a hearing in the above-entitled matter and to bring with him the special exception file #89-134-X - Pleasant Hill Professional Center, Reisterstown Road, including, but not limited to the comments of the Zoning Plans Advisory Committee and Mr. James H. Dyer's letter of October 3, 1988 to Petitioner, and be prepared to testify with respect thereto.

Mr. Sheriff/Private Process Server

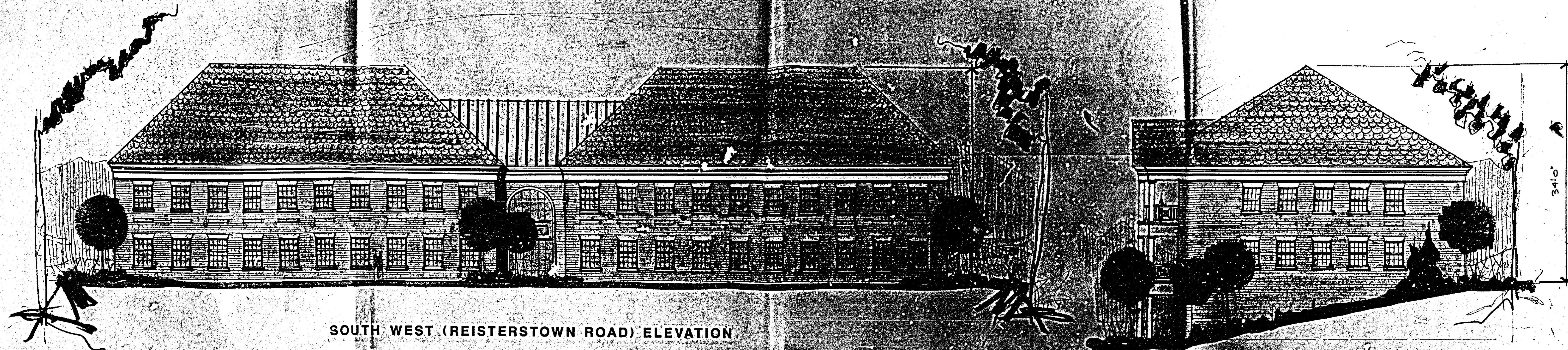
Please process in accordance with  
Zoning Commissioner's Rule IV(c)

J. Robert Haines  
Zoning Commissioner

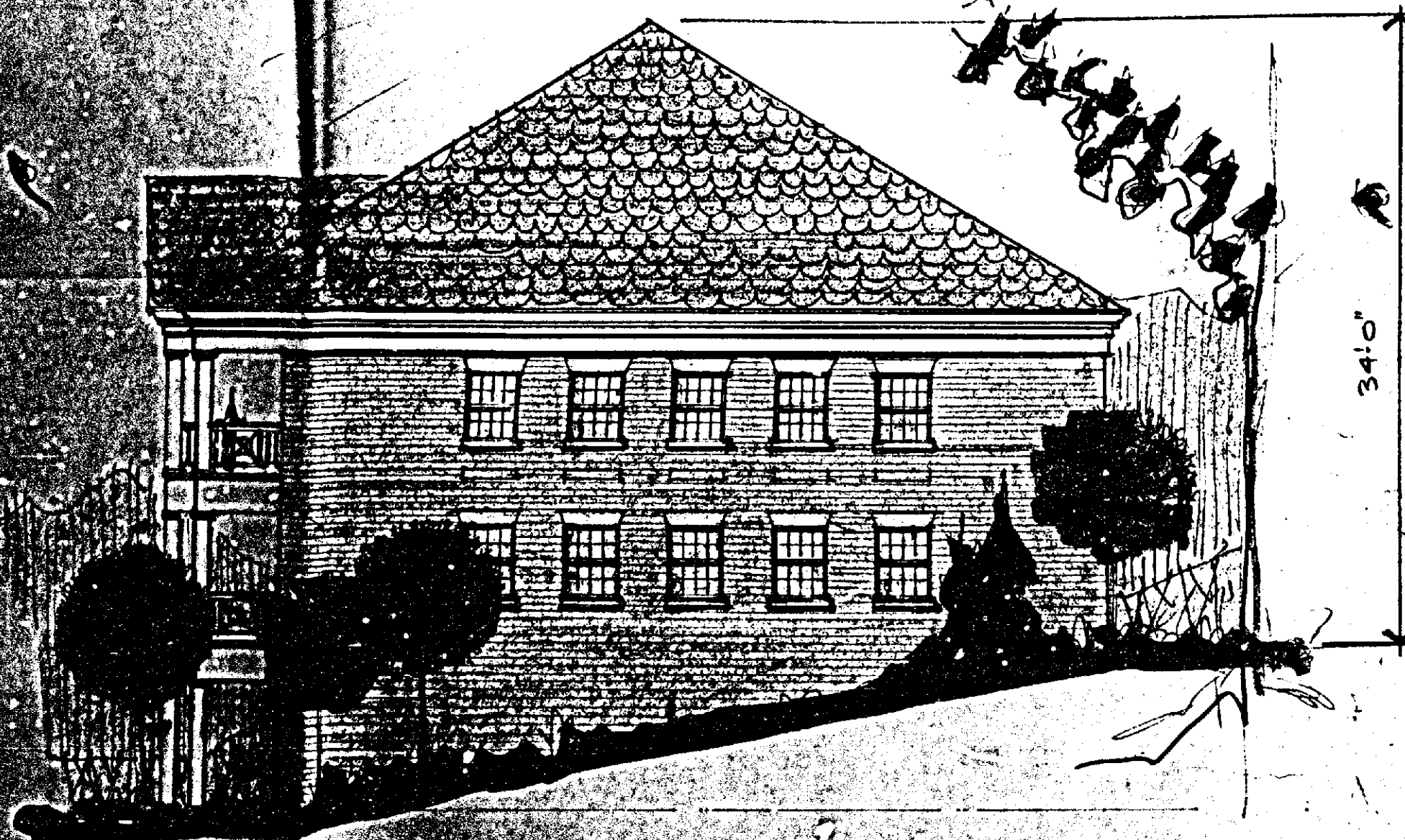
*Richard A. Reid*  
Richard A. Reid  
Suite 600  
102 West Pennsylvania Avenue  
Towson, Maryland 21204-4575  
(301)823-1800  
Attorney for Pleasant Hill I - IV  
Limited Partnerships

ROYSTON, MUELLER,  
MCLEAN & REID  
SUITE 600  
102 W. PENN. AVE.  
TOWSON, MARYLAND  
21204-4575  
823-1800

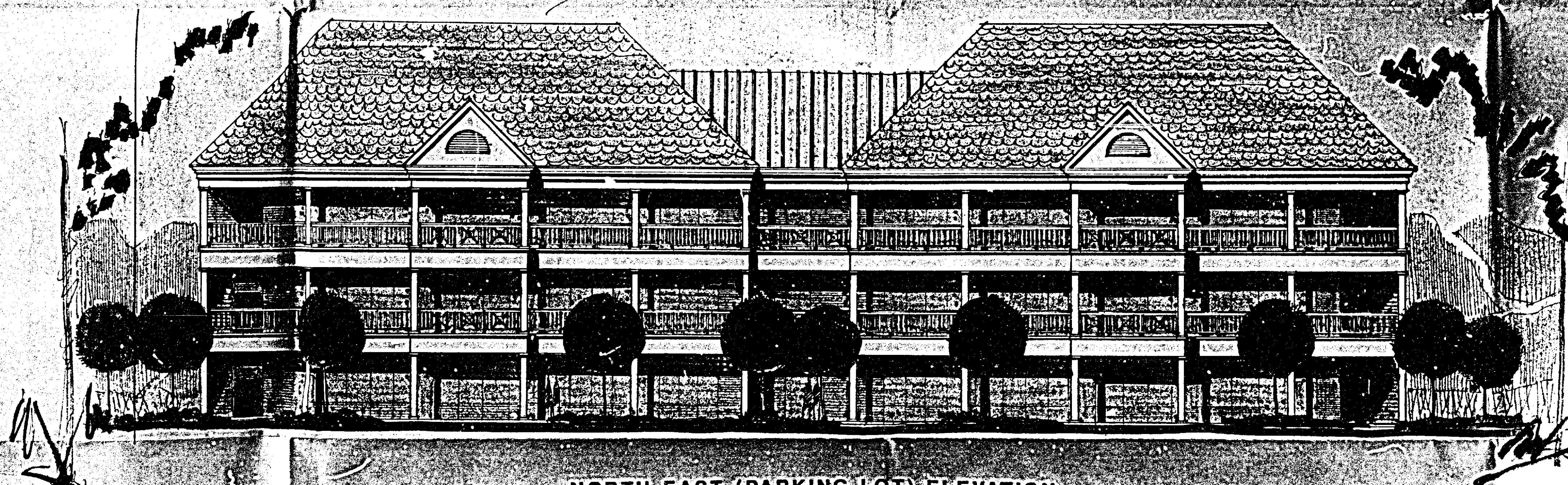




SOUTH WEST (REISTERSTOWN ROAD) ELEVATION



NORTH WEST ELEVATION

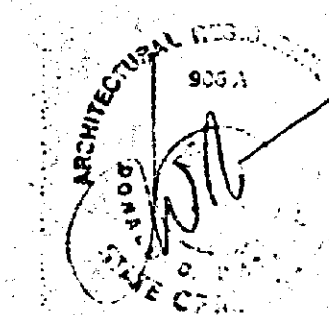


NORTH EAST (PARKING LOT) ELEVATION

PLEASANT HILL PROFESSIONAL CENTER  
BALTIMORE COUNTY, MARYLAND

ZINK DEVELOPMENT CO.

DONALD B. RATCLIFFE A.I.A. & ASSOCIATES, ARCHITECTS

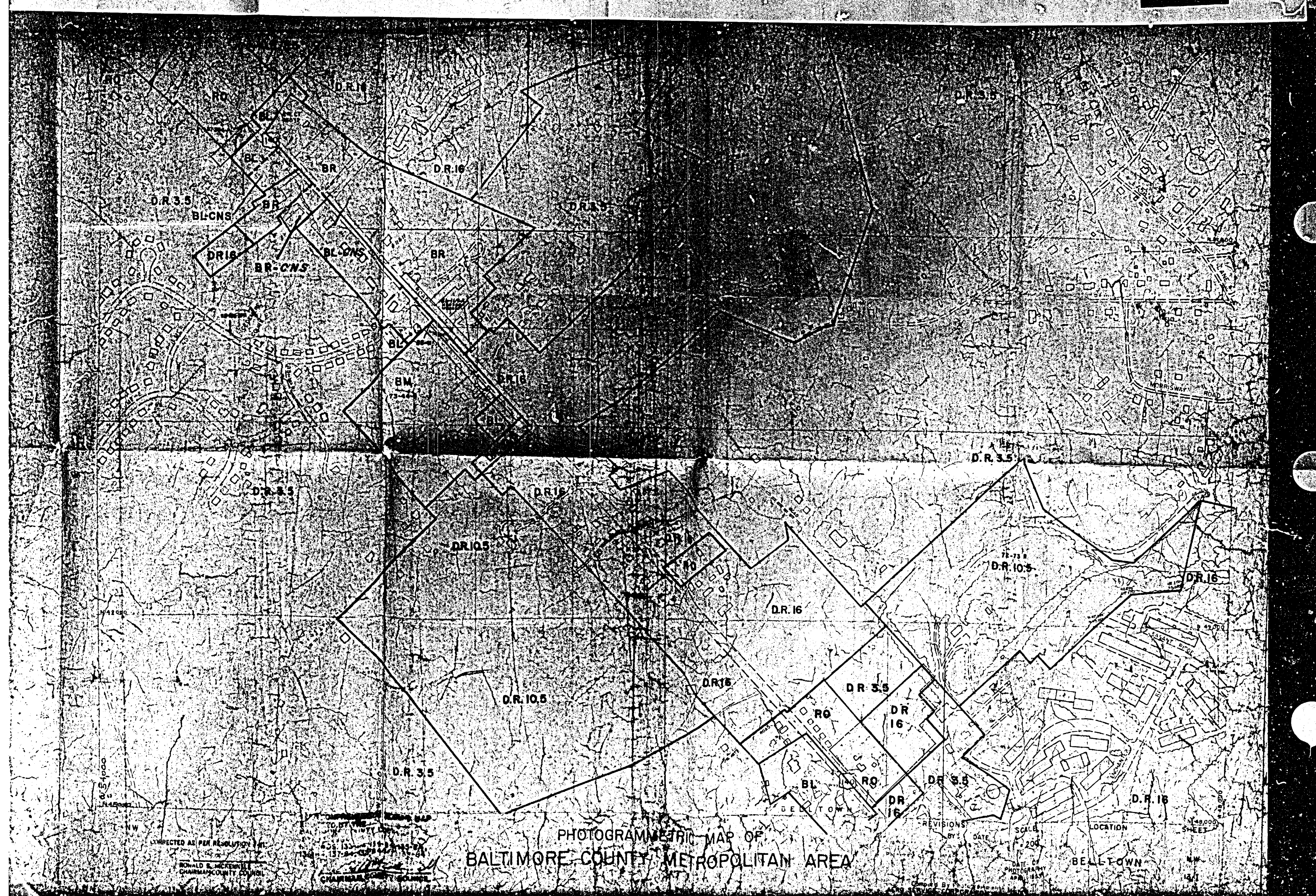
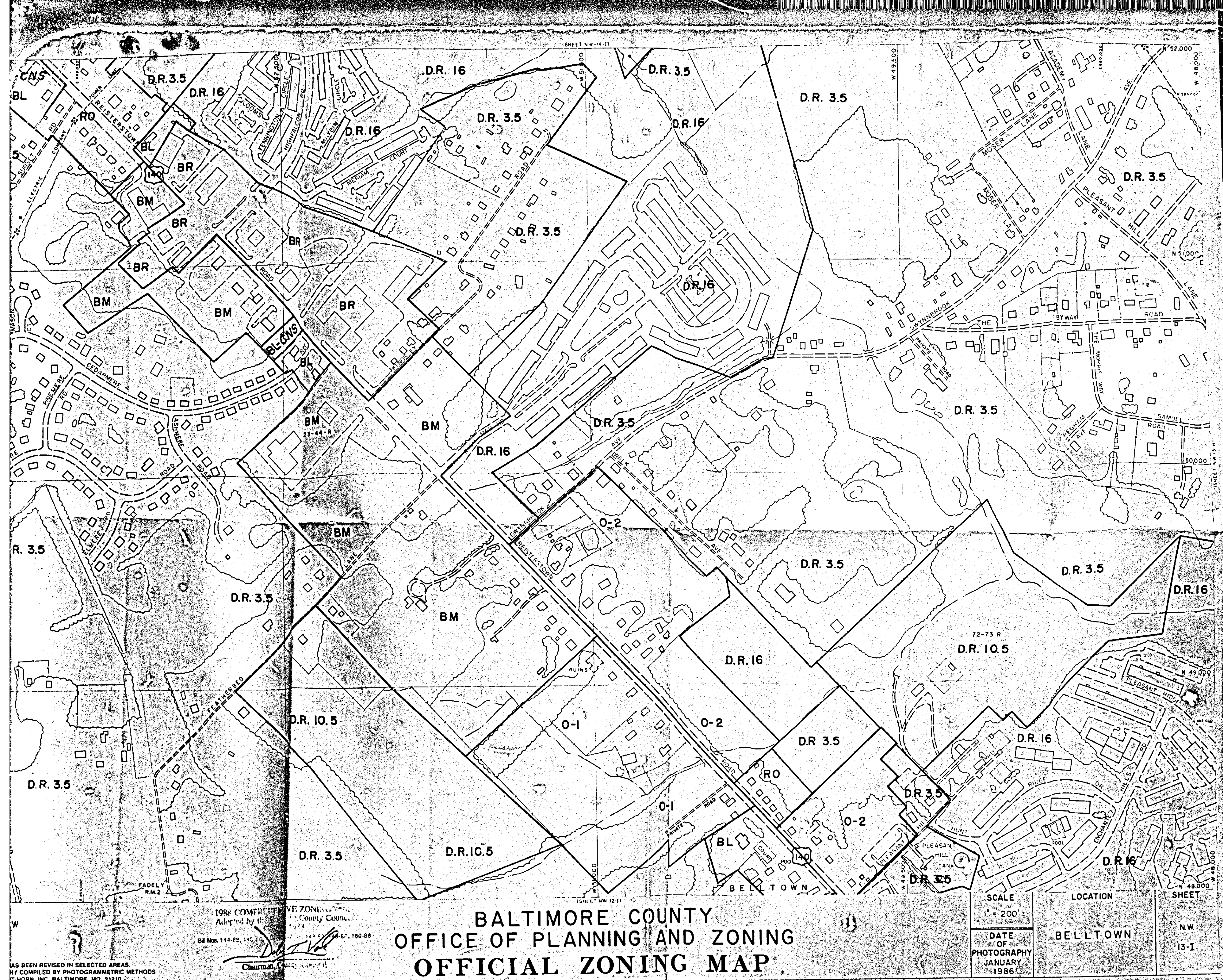


- PROPOSED EXTERIOR FINISHES
- 1) BRICK - OLD SALEM 120 OVERLAP
  - 2) PLASTER - CONCRETE MOUNTAIN
  - 3) MORTAR - STANDARD COLOR CONCAVE JOINT
  - 4) VINYL - VINYL CLAY DOUBLE HUNG WHITE
  - 5) FASCIA AND GUTTER - WHITE
  - 6) ROOF CHIMNEYS - LAMINATED SHINGLE COLOR SLATE GREY
  - 7) S.S. RAIL PANEL COLOR SLATE GREY
  - 8) RAILING - WHITE ALUM.

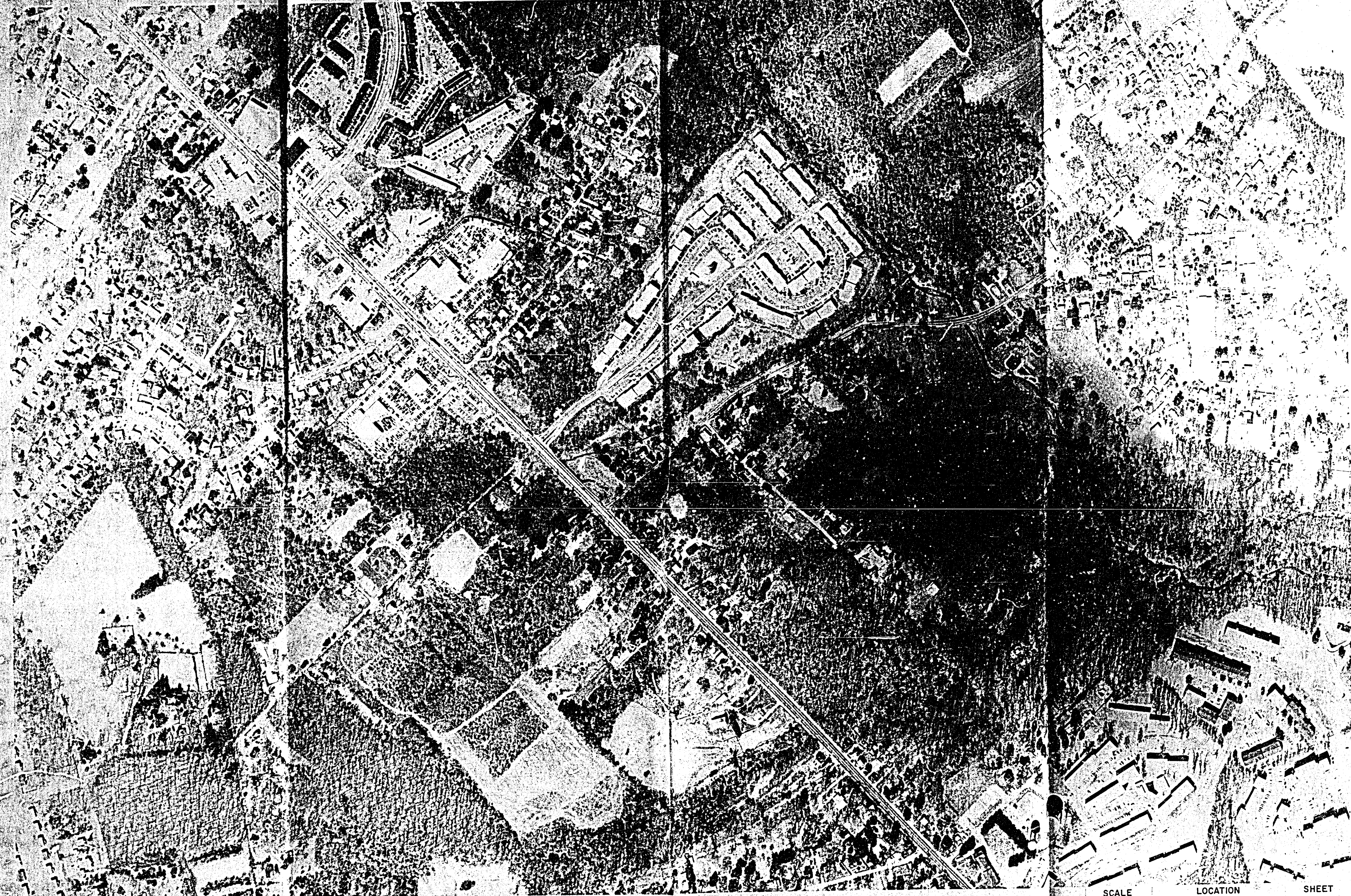












BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	BELLTOWN	NW 13-1
DATE OF PHOTOGRAPHY JANUARY 1986		